

BABERGH DISTRICT COUNCIL

From: Corporate Manager – Open for Business	Report Number: S135
To: Planning Committee	Date of meeting: 26 April 2017

FOOD ENTERPRISE ZONES – DRAFT LOCAL DEVELOPMENT ORDER FOR THE STEVIN’S SITE WHERSTEAD

1. Purpose of Report

- 1.1 To gain approval for a public consultation on the second Local Development Order in the Orwell Food Enterprise Zone, Wherstead.

2. Recommendation

- 2.1 That the draft Local Development Order (LDO) as contained in Appendix A to this report be adopted for the purposes of public consultation to run for a period of 28 days in relation to the Stevin’s Site, The Strand, Wherstead.

3. Financial Implications

- 3.1 None initially - all costs relating to the production of the Local Development Order have been covered by a grant from DEFRA. There will be some loss of income from potential planning application fees relating to the re-development of the site, however the LDO is a critical part of the business support offered by the Food Enterprise Zones, and is required to stimulate business growth in these areas.

4. Legal Implications

- 4.1 None directly associated with the content of this report. Failure to appropriately consult may jeopardise the LDO process and broader FEZ development.

5. Risk Management

- 5.1 Key risks are set out below:

Risk Description	Likelihood	Impact	Mitigation Measures
Failure to progress the LDO, or consult, may impact on the DEFRA grant funding or zone development with consequent implications for growth in the District.	2	2	Progress and consult on the LDO

6. Consultations

- 6.1 Initial consultations have taken place with Suffolk County Council, Suffolk Wildlife Trust, Natural England, Anglia Water, Environment Agency and the Suffolk Food Hall in drawing up the Local Development Order (LDO).

7. Equality Analysis

- 7.1 There are no Equality and Diversity implications arising directly from the content of this report.

8. Shared Service / Partnership Implications

- 8.1 The Council is working closely with DEFRA, Suffolk County Council and New Anglia Local Enterprise Partnership to progress the work necessary to support the zone.

9. Links to Joint Strategic Plan

- 9.1 Theme No 2 - Business Growth and Increased Productivity.

10. Key Information

- 10.1 The designation for two new Food Enterprise Zones (FEZ) in Suffolk were awarded by DEFRA in July 2015, one for Wherstead, the other in Stowmarket. Part of the agreement with DEFRA was to implement Local Development Orders (LDO's) to simplify commercial development in the Zones and stimulate growth in the local Food and Drink sector.
- 10.2 The Orwell Food Enterprise Zone covers most of the Parish of Wherstead and encompasses Jimmy's Farm and the Suffolk Food Hall. An LDO for Jimmy's Farm was adopted by the Council on 3 October 2016. This report is for a second LDO for the re-development of a brownfield site known as Stevin's at the Suffolk Food Hall.
- 10.3 An LDO is required to go out to public consultation for a period of 28 days. In order to commence this process formally Committee is requested to adopt the draft in order that public consultation may start.
- 10.4 It is currently expected that, if the draft LDO is adopted, the Stevin's site LDO consultation will start on Tuesday 2 May and end 30 May 2017. Upon completion of the 28 day period, any representations will be considered and reported to Planning Committee with appropriate recommendations in due course. It is then expected that the LDO may be adopted, if appropriate and with such changes or amendments as may be requisite, by the Council's Planning Committee with a likely timetable of July 2017.
- 10.5 Once the Order is in place, the site may be re-developed. These developments would need to be considered and agreed by your Development Management service to ensure that they meet the LDO criteria under a 'prior notification' procedure within 28 days of receipt in a valid format. It is expected that there will be no application fees for these proposals, which itself would encourage growth through simplifying the planning procedure. If the development is for proposals which fall outside the scope of the LDO, then the normal planning application process will apply.

11. Appendices

Title	Location
A Draft Orwell Food Enterprise Zone, Stevin's Site, Wherstead, Local Development Order	Attached

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